



2019 OCT -9 PM 3:54
OFFICE OF THE
SECRETARY

MURIEL BOWSER
MAYOR

OCT - 9 2019

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 504
Washington, DC 20004

Dear Chairman Mendelson:

In accordance with section 2 of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01), and pursuant to section 12 of the District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-211), I am pleased to nominate the following person:

Mr. Neil Albert

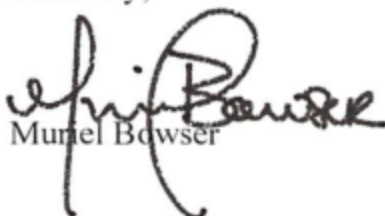
Washington, DC 20012
(Ward 4)

for reappointment as a public commissioner of the District of Columbia Housing Authority Board of Commissioners, for a term ending July 12, 2022.

Enclosed, you will find biographical information detailing Mr. Albert's experience, together with a proposed resolution to assist the Council during the confirmation process.

I would appreciate the Council's earliest consideration of this nomination for confirmation. Please do not hesitate to contact me, or Steven Walker, Director, Mayor's Office of Talent and Appointments, should the Council require additional information.

Sincerely,


Muriel Bowser


Chairman Phil Mendelson
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Chairman Phil Mendelson, at the request of the Mayor, introduced the following resolution
which was referred to the Committee on _____.

To confirm the reappointment of Mr. Neil Albert to the District of Columbia Housing Authority
Board of Commissioners.

RESOLVED, BY COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution
may be cited as the "District of Columbia Housing Authority Board of Commissioners Neil
Albert Confirmation Resolution of 2019".

Sec. 2. The Council of the District of Columbia confirms the reappointment of:

Mr. Neil Albert
[REDACTED]
Washington, DC 20012
(Ward 4)

as a public commissioner of the District of Columbia Housing Authority Board of
Commissioners, pursuant to section 12 of the District of Columbia Housing Authority Act of
1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-211), for a term ending
July 12, 2022.

Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution,
upon its adoption, to the nominee and to the Office of the Mayor.

Sec. 4. This resolution shall take effect immediately.

NEIL O. ALBERT

Executive Management Experience

DowntownDC Business Improvement District President and Executive Director

October 2015 to Present

Lead the programs and staff of this private non-profit organization that provides capital improvements, resources and research to help diversify the economy and enhance the Downtown experience for all. Responsible for the administrative and financial well-being of the organization, including development of the annual budget, routine monitoring and reporting on finances and budget, and overseeing and ensuring filing of tax returns and other financial and legal documents required to maintain the organization's legal and financial status. Provide leadership in the development of new strategies and programs to meet the changing demands of Downtown DC. Initiate and develop partnership with DC Government and private sector partners to improve the public realm, mitigate traffic issues, and introduce new technologies. Work with the Board of Directors and staff to develop and implement strategies to strengthen and expand programs of the organization. Publish leadership papers on issues that affect DowntownDC. Provide leadership, oversight, accountability and long-term strategic planning for the direction of the organization and its initiatives. In consultation with the senior leadership team, develop, implement and monitor performance measures, strategic objectives and operations management of the organization.

Holland and Knight, LLP Senior Policy Advisor

March 2011 to September 2015

Provide advice to municipal government leaders and their leadership team on economic development, transit oriented development, land use standards, performance management, budget and finance, staff development, federal grants and appropriation, and legislative issues. Assist in all aspects of real estate development including negotiating economic development incentives inclusive of tax abatements, tax increment financing, payments in lieu of taxes, HUD and local government affordable housing financing; vetting development partners and negotiating partnership agreements; engaging communities; and structuring local business and jobs agreements. Advise regional transportation entity on governance and local government issues. Team with real estate developers and local government to implement sustainable, transit-oriented, and energy efficient projects.

Government of the District of Columbia City Administrator

June 2009 to January 2011

Responsible for the day-to-day management of the City government including setting operational goals, developing and implementing legislative action and policy decisions approved by the Mayor and DC Council. Planned, directed, and coordinated the work of all City agencies. Provided oversight, support, and program evaluation to ensure the successful and efficient implementation of the city's policies. Evaluated all cabinet agencies and directors. Prepared the District's annual operating and capital budget and provided implementation guidance to agencies. Coordinated the work of city agencies with federal agencies. Implemented initiatives to reduce the overall size of the government and eliminated administrative and management layers to focus staff's energies on results. Recruited and mentored agency directors and top management personnel. Implemented performance management tools that drove continuous improvement in service delivery and accountability. Guided the implementation of technology initiatives to connect residents with their government. Presented the Mayor's policy initiatives to the City Council, community leaders and organizations, business and nonprofit organizations, and the general public. Coordinated the development and implementation of public safety strategies aimed at protecting the residents of and visitors to DC. Coordinated with the schools' Chancellor, the State Superintendent for Education, and the Deputy Mayor for Education to provide resources and strategies geared towards the improvement of k-12 education. Negotiated with elected and appointed leaders in the region on transportation, environmental, smart growth, homeland security, emergency preparedness, healthcare, crime, and other issues affecting the region.

Deputy Mayor for Planning and Economic Development**January 2007 to June 2009**

Provided direct oversight and support of seven government agencies and offices responsible for execution of the economic development functions of the District of Columbia government. Consolidated and streamlined the administration of economic development services through the merger of three economic development agencies. Developed and implemented the City's economic development policies and programs. Implemented new initiatives and technologies to streamline permitting and regulatory processes. Established and achieved aggressive affordable housing goals. Implemented policies to foster small and local business development. Implemented policies and incentives to expand retail options for District residents. Provided specialized, strategic economic development assistance to businesses, developers, and community stakeholders; including financing programs, policy development and inter-agency coordination. Developed and implemented programs to revitalize neighborhoods. Developed and led initiatives and projects to support transit-oriented development. Led negotiations on many of DC's high profile and complex real estate development projects including City Center, Southwest Waterfront, and the new Convention Center Hotel. At the request of the Mayor provided oversight over the construction of the Washington Nationals baseball stadium and negotiated the lease on the new stadium, including public benefits for DC residents. Negotiated with the federal government the transfer of property to the District of Columbia including St. Elizabeth's east campus.

EdBuild Inc., Washington, DC**Founding President and CEO****November 2005 to December 2006**

Founded and managed all aspects of an entrepreneurial educational services firm developed to increase the number of high-performing public schools in Washington, D.C. Raised initial start-up funds and recruited and retained senior level education and real estate staff to meet local needs around school quality, including building renovation, space sharing coordination and hands-on professional development for teachers. Worked with local and national education leaders and foundations to conduct a market analysis which identified a critical need for an independent implementation partner to support local school leaders. Negotiated fee-for-service contracts with DC Public Schools and public charter schools. Led educational and facilities product development, operations, marketing, fundraising, and partnership negotiation. Coordinated academic service delivery to over 1500 students in 8 traditional public and public charter schools. Directed real estate partnership development with best-in-class architects, project managers, facility managers. Developed financing and revenue models to enable long-term sustainable campus operations through leases, dedicated capital savings fund and New Market Tax Credits.

Government of the District of Columbia**Deputy Mayor for Children, Youth, Families and Elders****June 2004 to October 2005**

Senior level cabinet position responsible for the coordination of service delivery for 7 human services agencies including health, foster care, mental health, aging, and parks and recreation. Recruited and supported the development of agency directors. Developed performance plans for agency directors and evaluated their performance. Led the development of the City's 10-year plan to end chronic homelessness. Led the development and implementation of the City's summer program that included recreation activities, summer feeding, senior activities and youth employment. Served as Mayor's liaison to DC Public schools. Developed partnership with community and faith-based organizations, corporations and other District agencies to coordinate services in support of youth and families; increasing resources for homeless and early childhood services and developing the framework for the District's youth development strategy. Participated in the development of the City's annual operating and capital budget. Provided policy guidance to the Mayor and DC City Council on health and human services issues.

Department of Parks and Recreation**Director****April 2001 to June 2004****Deputy Director****October 1999 to April 2001**

Senior level cabinet position, serving as chief executive officer for department with \$32 million operating budget, \$200 million capital budget and 589 employees. Responsible for managing, programming and maintaining seventy-seven recreation centers, forty-two swimming pools, three therapeutic recreation centers, a 240 acre residential camp, over 500 parks, athletic fields, tennis courts, basketball courts, playgrounds and numerous leisure and recreational programs. Also, responsible for development, strategic planning, information and technology services, financial management, and human resources management. Responsible for the development of new facilities including 17 recreation centers, 7 parks, 11 swimming pools, 58 playgrounds, 24 ball fields, 40 tennis and basket ball

courts. Other accomplishments include establishing twenty-six computer learning centers, improving agency wide technology, developing a 3-year strategic plan, improving financial integrity of agency by implementing new financial procedures and systems, establishing a nonprofit foundation to support agency programs, resolving decade old labor grievances, and conducting agency re-alignment.

Fund for the City of New York, New York, NY

Director, Nonprofit Assistance Programs

October 1995 to September 1999

Senior management position responsible for directing this Foundation's technical assistance and training efforts to nonprofit and some public sector agencies in New York City. Areas of support included: technology and information services, grants management and strategic planning, and short-term financing. Responsibilities included providing nonprofits with tools for strengthening their technology infrastructure and gain access to emerging technologies, recruiting and providing training opportunities for nonprofit technology staff, overseeing the foundation's grant making function, facilitating the strategic planning process for nonprofit and government agencies, and managing a bridge financing program for nonprofits. Accomplishments included establishing an Internet Academy for nonprofit and government agencies, implementing local area networks and designing web sites for nonprofit agencies, design and implemented training on new client tracking software for New York City's Administration for Children's Services, designing and implementing skills training program for segments of New York City's homeless and developmentally delayed population, expanding a loan fund for New York City nonprofits \$14 million in 1994 to \$24 million in 1999, and successfully negotiated a five-year \$8 million contract with the City of New York to administer a loan program.

Department of Youth Services, New York, NY

Director of Finance

July 1990 to April 1994

Executive management position responsible for the finance, accounting and technical assistance functions for a city agency with an operating budget of \$100 million. Responsibilities included administering all financial matters relating to the disbursement of over \$64 Million in city and state funds to over 800 grantees, recruiting, training and supervising finance and accounting staff including analysts, CPAs and auditors, creating fiscal policies and procedures for grantees, coordinating the implementation of computerized financial reporting and recording system for contract agencies, preparing timely and accurate reports to the Commissioner and program staff to facilitate planning and analysis, designing and coordinated technical assistance for grantees, providing testimony at City Council hearings, creating agency audit guide, and initiating automation of financial functions within the agency. Also participated in developing and implementing the NYC Youthline, enhanced fiscal systems to facilitate new Mayoral initiative like Beacon Schools and Safe Streets/Safe City initiative. Served on numerous citywide finance and audit task forces.

EDUCATION

Master of Business Administration, New York Institute of Technology, New York, New York

MEMBERSHIPS

DC Public Library, Board Member

SafeShores CAC, Board Member

DC Water, Former Board Member

DC Housing Authority, Former Board Member

Washington Metropolitan Transit Authority, Former Board Member



Executive Office of the Mayor - Office of Talent and Appointments
John A. Wilson Building | 1350 Pennsylvania Avenue, Suite 600 | Washington, DC 20004

Neil Albert



Neil Albert is the President and Executive Director of Downtown DC Business Improvement District and current member of the District of Columbia Housing Authority.

Mr. Albert brings more than 20 years of public and private sector executive management experience and has a vast network of contacts in the construction, education, real estate, land-use, transportation, and government sectors. Prior to joining Holland & Knight, Mr. Albert served as City Administrator and as Deputy Mayor for Planning and Economic Development in the Fenty Administration. Mr. Albert was also responsible for the District's efforts to create and preserve affordable housing and oversaw business attraction and retention

initiatives.

In previous roles, Mr. Albert was cofounder and CEO of EdBuild, an educational services firm working to increase the number of high performing schools in the district. He also served residents of the District as Director of the District of Columbia Department of Parks and Recreation. Before his public service in Washington, D.C., Mr. Albert served for five years as the Director of Nonprofit Assistance Programs for the Fund for the City of New York, where he led that foundation's management consulting practice to New York City government and nonprofit agencies. Mr. Albert also served as Director of Contract Agency Finance for the New York City Department of Youth Services.

A Ward 4 resident, Mr. Albert obtained a Master of Business Administration from New York Institute of Technology.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of Mayor Muriel Bowser



Office of the General Counsel to the Mayor

To: Kimberly Bassett, Steve Walker
From: Betsy Cavendish
Date: October 2, 2019
Subject: Legal sufficiency review of Mayor's Order reappointing Neil Albert to the District of Columbia Housing Authority Board of Commissioners.

This is to Certify that this office has reviewed the above-referenced Mayor's Order and found it to be legally unobjectionable. If you have any questions in this regard, please do not hesitate to call me at 202-724-7681.

A handwritten signature in cursive script that reads "Elizabeth A. Cavendish".

Elizabeth Cavendish